Blendon Township Planning Commission Meeting January 5, 2021 (Amended)

1. The meeting was called to order at 7:00 pm by Chairman Terry Huberts

2. Invocation was given by Lyn Peters

3. Roll Call: PRESENT: Terry Huberts Lyn Peters

Brett Huizenga Jeff Meyer

Jeff DeWind Jason Vander Kodde

ABSENT: Jeff Van Eck (with notice)

4. Also Attending:

a) Andrew Moore - Township Planner

- b) Kirk Scharphorn Zoning Administrator
- c) Kurt Gernaat Fire Chief
- 5. Motion to approve the agenda was made by Brett Huizenga, support by Lyn Peters.

Motion Carried 6-0

6. Motion to approve the Planning Commission Meeting Minutes, dated November 4, 2020, was made by Lyn Peters, support by Jeff DeWind.

Motion Carried 6-0

- 7. Opportunity for public comment and communication of business not on the Agenda:
 - a) None
- 8. New Business:
 - a) Curt Klinger Rezone Ordinance 2021-01.01
 - Rezone from AG R1
 - Applicant present via 'go to meeting'
 - Kurt Gernaat read the public hearing notice for all of the public hearings
 - Applicant stated his reasons for requesting the rezone
 - Chairman Huberts opened the public hearing at 7:06 pm
 - No comments
 - Chairman Huberts closed the public hearing at 7:06 pm
 - Planner, Andrew Moore, highlighted the ordinance.
 - Motion to recommend Ordinance 2021-01.01 to the township board for approval was made by Lyn Peters, support by Brett Huizenga.

Motion Carried 6-0

- b) Joseph Mazzola Rezone Ordinance 2021-01.02:
 - Rezone from AG R1
 - Kelly Kuipers, from Nederveld and Associates, was representing the applicant and was present via 'go to meeting'
 - Chairman Huberts opened the public hearing at 7:16 pm
 - o Joan Peterson Dys, 5420 Stanton, question plans for the property
 - Ben and Andrea Westdorp, 8920 56th Ave, question plans for the property.
 - Chairman Huberts closed the public hearing at 7:18 pm
 - Kelly Kuipers, presented the application and reason for splitting.

- Ms. Kuipers stated that there will be no intrusion of the septic with the driveway.
- Planner, Andrew Moore, highlighted the ordinance.
- Motion to recommend Ordinance 2021-01.02 to the township board for approval was made by Jeff DeWind, support by Jason VanderKodde.

Motion Carried 6-0

c) <u>Limitation of New Business Items on the Agenda:</u>

- Per the request of Commissioner Vander Kodde
 - o In the interest of time for both the commission and the applicants.
- Discussion ensued by the commissioners and consultants
 - Meyer stated that this may be perceived as preference to larger, more complex applicants.
 - Moore suggested that complex applications could be handled in a 'special meeting'
 - Gernaat felt that 'special meetings' are doable but noted the difficulty in finding impromptu dates that work for commissioners, consultants and applicants.
- The Commission decided not to move forward on this is issue at this time and will
 revisit it if the need arises.

9. Old Business:

a) **Utility Extension Ordinance and Amendments:**

- The Utility Extension Ordinance was approved for recommendation to the Board at the November meeting.
- A public hearing is needed pertaining to the zoning amendments that are related to the potential adoption of the Utility Extension Ordinance
 - o Chairman Huberts opened the public hearing at 7:44pm
 - No comments
 - Chairman Huberts closed the public hearing at 7:44pm
- Planner, Andrew Moore, highlighted the zoning amendments
- Motion to recommend, to the Township Board, the approval of the Utility Extension Ordinance and the Zoning Amendments was made by Jason Vander Kodde, support by Brett Huizenga.

Motion Carried 6-0

b) Home Based Business Ordinance Discussion:

- Kurt Gernaat, Andrew Moore and Kirk Scharphorn to meet before the February meeting to categorize the list of current potential businesses.
- Motion to table the discussion of a Home-Based Business Ordinance until the February meeting was made by Brett Huizenga, support by Lyn Peters.

Motion Carried 6-0

10. Updates of Ongoing Business:

- a) Township Board Meeting Minutes:
 - Board Liaison, Jeff Meyer, highlighted the minutes for the commission.

b) Bonds and SLU Updates:

- Farmhaus Cider SLU Review:
 - Zoning Administrator, Kirk Scharphorn, performed the required review at the end of December.
 - John Behrens, Farmhaus Cider, is still in compliance with the set conditions of the SLU.

- SLU extended for another 2-years; next review 12/2022
- Mr. Scharphorn also met with the neighbor, Mike Hill, to address some concerns that he had.
 - Mr. Scharphorn clarified items such as special events and parking to Mr. Hill.
 - Mr. Hill stated that overall things have been going very well.

11. Opportunity for public comment and communication of business not on the Agenda:

a) None

12. Planning Commissioner Comments:

- Commissioner Vander Kodde inquired on the following items:
 - Mining Bill
 - Fell dead in the Senate
 - Vruggink Sand Mine
 - Zoning Administrator to address
 - o Garden Solutions Bike Path
 - Bond secure, work to be completed in the spring

13. Correspondence for Informational Purposes Only:

a) None

14. Upcoming Events:

a) Township Board Meeting: January 18, 2021b) Planning Commission Meeting: February 2, 2021

15. Adjournment:

a) With no further business to be brought before the Planning Commission, a motion was made by Lyn Peters, supported by Jason Vander Kodde, to adjourn the meeting at 8:10 pm.

Motion Carried 6-0

Recorded by Tina Vander Schuur Submitted by Lyn Peters